

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

613 WARRIGAL ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

39A LUNTAR ROAD OAKLEIGH SOUTH VIC 3167	\$870,000	09-Jul-25
43 WASHINGTON DRIVE OAKLEIGH SOUTH VIC 3167	\$835,000	10-Apr-25
1/739 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	\$801,000	15-Feb-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 26 July 2025



39A LUNTAR ROAD OAKLEIGH SOUTH VIC 3167

3 1 1

Sold Price

RS

\$870,000

Sold Date

09-Jul-25

Distance

0.34km



43 WASHINGTON DRIVE OAKLEIGH SOUTH VIC 3167

4 2 1

Sold Price

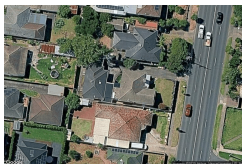
\$835,000

Sold Date

10-Apr-25

Distance

1.05km



1/739 WARRIGAL ROAD BENTLEIGH EAST VIC 3165

3 2 1

Sold Price

\$801,000

Sold Date

15-Feb-25

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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